

January 7th, 2023

Dear **Property Owner** or **Neighborhood Association representative**:

The purpose of this letter is to inform you that Earl & Curley has recently filed a rezoning request for an approximately 2.21-acre site located at 2532 E. Washington Street, rezoning case number Z-86-22, to change the zoning from A-1 & R-4 to WU CODE TRANSECTS 4:4 & 5:5. Below is information regarding two upcoming neighborhood meetings (both to be online virtual meetings).

Attached is a copy of the cover page of our application, the site plan and elevations. The following describes our request:

Rezoning Request: We have recently filed a rezoning request to rezone from A-1 (Light Industrial) & R-4 (Multiple Family Residential (Detached SF 5 to 6.5) or (Attached 29 to 30.45) to Walkable Urban Code, Transects T4:3 & T5:5 (WU CODE T4:3 & T5:5) (Application #Z-86-22). The T5:5 would allow building heights up to 56-feet, our project would have 40-foot-tall buildings. This site is within the Light Rail Corridor which is where higher density and intensity is intended to be located. With the adjacent light rail this is the type of project needed in the area and will act as a catalyst for future developments along the light rail in this area.

The property located in the Central City District is part of the Gateway TOD Policy Plan. The project includes the assemblage of 2.21 gross acres of mostly vacant parcels and would provide 96 new affordable apartment units, comprised of studio, 1- and 2-bedroom apartments. The proposed density of approximately 43 dwelling units per acre with a lot coverage of 27% is within the allowable requirements for the proposed zoning district. The project complies with the Phoenix General Plan, along a light rail transit line, within 1320 feet of a light rail station.

Existing use: The current site is partially vacant, with several trailers, mobile homes, small structures, and sheds. The area is designated as 10-15 du/acre Higher density attached townhouses, condos, or apartments within the Phoenix General Plan Land Use Map. As mentioned above the site is currently zoned A-1 (Light Industrial) and R-4 (Multiple Family Residential).

An online virtual neighborhood meeting will be held on *Thursday, February 2nd*, at 6:00pm and can be accessed by entering the URL listed below.

<https://bit.ly/3vLGexA>

After registering, you will receive a confirmation email containing information about joining the webinar.

You are invited to attend this online meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me or one of my staff at 602-265-0094 or by email at mbuschbacher@earlcurley.com to learn more about the case and express your concerns. The City of Phoenix Village Planner assigned to this case is **Anthony Grande** and can be reached at 602-256-5648 or by email at Anthony.grande@phoenix.gov. This planner can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case number. Your letter will be made part of the case file.

A website has also been create to provide more specific project information for your review. Please visit the website at the following URL.

<https://earlcurley.com/washingtonaffordablehousing>

Please be advised that meetings and hearings before the Central City Village Planning Committee and the Planning Commission are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-265-0094 or by email at mbuschbacher@earlcurley.com

Sincerely,

Michael S. Buschbacher II

Michael S. Buschbacher II, AICP
Principal Planner

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Attachments(s)